

Approved February 8, 2006



**PLANNING COMMISSION  
CITY OF SCOTTSDALE  
CITY HALL KIVA  
3939 NORTH DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA  
JANUARY 25, 2006**

**STUDY SESSION MINUTES**

**PRESENT:** Steve Steinberg, Vice-Chairman  
James Heitel, Commissioner  
Eric Hess, Commissioner  
Jeffrey Schwartz, Commissioner  
Steven Steinke, Commissioner  
David Barnett, Commissioner

**ABSENT:** David Gulino, Chairman

**STAFF PRESENT:** Lusia Galav  
Mac Cummins

1. **CALL TO ORDER**

The study session of the Scottsdale Planning Commission was called to order by Vice-Chairman Steinberg at 4:04 p.m.

2. **ADMINISTRATIVE REPORT - LUSIA GALAV**

Ms. Galav reminded the Commission that their next regular meeting on February 8, 2006, will be held at the Design Studio at 3:30 p.m. and is a joint study session with the Historic Preservation Commission. Following the study session, the regular Planning Commission meeting will be held at that venue.

3. **REVIEW OF JANUARY 25, 2006 AGENDA**

Ms. Galav addressed the Commission noting that item 25-UP-2005 (Maloney's Tavern) has been continued to the February 8 meeting. She advised the Commission that regular agenda item 18-ZN-2005 (Main Street Place (LVA)) had no issues. It was the consensus of the Commission to move this item to the consent agenda.

**APPROVED**

4. **REVIEW OF FEBRUARY 8, 2006 TENTATIVE AGENDA**

Ms. Galav reiterated that the next Planning Commission meeting will be held at the Design Studio.

1-TA-2006     Conditional Use Text Amendment for Private and Charter Schools

Ms. Galav clarified, upon inquiry by Commissioner Barnett, that this request was initiated by City Council after recent cases before them; she specifically noted the Sonrise case. She noted that City Council wished to look at distance requirements and clarified that the distance being considered is 1000 feet.

Commissioner Schwartz asked whether there were any applications from the churches north or south of Sonrise, noting that if there are, a study session should be held to provide the opportunity to discuss the situation with staff. He opined that it would be unfair to hear a case that was a direct result of what happened to Sonrise; having the Applicant in the process of getting an application, and spending the money to process an application, without having the opportunity to discuss it before it comes to the Planning Commission or City Council.

19-UP-2005     Performance Enhancement Professionals Health Studio

Ms. Galav noted this application is a request for a use permit for a health studio in the I-1 district.

21-AB-2005     Shoeman Tract Abandonment

Ms. Galav noted this is an application to clean up an abandonment related to the approved development of the W Hotel.

24-UP-2005     Monarch property

Ms. Galav noted this is an application for a use permit for a new Monopalm cell site at 409 N. Scottsdale Rd. In response to inquiry by Commissioner Barnett, Ms. Galav estimated the height to be approximately 36-feet; taller than a normal palm.

Discussion ensued in which Commissioner Schwartz noted the frequency of cell site applications coming through the Planning Commission and the DRB. He opined that a guide is needed in order to determine how each individual site fits into the overall puzzle. Ms. Galav noted that a map is available of all currently approved sites but they have not worked on anything in terms of where the sites should or should not be located. Commissioner Schwartz reiterated that the sites are inconsistent and he would like a guideline established so that when applications come in, Commissioners are able to reference policy noting specific structures. Ms. Galav stated that policies do exist, which are used by the DRB on a site by site basis. With regard to the enhanced towers, the guidelines relate to whether or not the proposed tower fits the environment.

**APPROVED**

Commissioner Schwartz elaborated that concerns had been brought up about the northern parts of the City, the appearance and locations of the cell towers, noting inconsistencies with the latest structures. He reiterated that the Planning Commission needs to know what the towers are going to look like in order to feel comfortable approving applications.

Commissioner Heitel clarified that the cell tower concerns he expressed at the last meeting were because of a tower sneaking into the Preserve. He noted that there are definitive prohibitions against that in the wireless ordinance. He stated that he is still not satisfied as to whether or not that specific tower should have been allowed.

Commissioner Hess summarized that the issue with the Preserve relates primarily to the disturbance of the desert when servicing the tower every month. He expressed understanding of Commissioner Schwartz's point.

Commissioner Schwartz reiterated that it is important to establish guidelines in order to prevent issues like the Preserve.

In response to inquiry by Commissioner Steinke concerning whether or not the Planning Commission would be acting on the proposed case if it were not a concealed tower, Ms. Galav opined that the case is before the Commission due to the height. She noted that staff does not have all of the facts on the case as of yet.

In response to inquiries by Vice-Chairman Steinberg and Commissioner Heitel, Ms. Galav noted that there are different types of WCF's; some of them are staff approvals, some go to DR, and some of them require the use permit.

26-UP-2005 Skeptical Chemist

Ms. Galav noted that this is a conditional use permit for live entertainment.

27-UP-2005 Skeptical Chemist

Ms. Galav noted that this is a conditional use permit for bar use.

In response to inquiry by Commissioner Barnett, Mac Cummins explained that the location is on the corner of Frank Lloyd Wright and the freeway in the shopping center. Vice-Chairman Steinberg noted that it is the Sonoran Shopping Center.

## 5. **ADJOURNMENT**

With no further business to discuss, being duly moved and seconded, the study session adjourned at 4:18 p.m.

Respectfully submitted,  
A/V Tronics, Inc.

**APPROVED**